142.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	747,600 / 747,600
					USE VALUE:	747,600 / 747,600
					ASSESSED:	747,600 / 747,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEATING RONALD J & HELENE
Owner 2:	
Owner 3:	
Street 1:	10 HIGH HAITH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,357 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 1364 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4357.000	307,000		440,600	747,600
Total Card	0.100	307,000		440,600	747,600
Total Parcel	0.100	307,000		440,600	747,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 548.09 | /Parcel: 548.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91947
GIS Ref:
GIS Ref:
Insp Date: 09/22/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,000	0	4,357.	440,600	747,600	747,600	Year End Roll	12/18/2019
2019	101	FV	246,800	0	4,357.	413,000	659,800	659,800	Year End Roll	1/3/2019
2018	101	FV	291,700	0	4,357.	341,400	633,100	633,100	Year End Roll	12/20/2017
2017	101	FV	291,700	0	4,357.	313,900	605,600	605,600	Year End Roll	1/3/2017
2016	101	FV	291,700	0	4,357.	286,400	578,100	578,100	Year End	1/4/2016
2015	101	FV	271,900	0	4,357.	280,900	552,800	552,800	Year End Roll	12/11/2014
2014	101	FV	271,900	0	4,357.	261,000	532,900	532,900	Year End Roll	12/16/2013
2013	101	FV	271,900	0	4,357.	248,400	520,300	520,300		12/13/2012

!11022!

PRINT

Date	Time
12/11/20	01:14:22

LAST REV

Date	Time
10/03/18	11:41:08
mmcmakin	

USER DEFINED

Prior Id # 1:	91947
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11022

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15899-133		11/1/1984		120,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2010	418	Redo Kit	48,750					REDO FBATH / ADD 3
4/18/2002	265	Re-Roof	4,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	PH	Patrick H
3/10/2018	MEAS&NOTICE	HS	Hanne S
7/29/2010	Info Fm Prmt	BR	B Rossignol
11/20/2008	Meas/Inspect	345	PATRIOT
12/29/1999	Inspected	276	PATRIOT
11/17/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4357		Sq. Ft.	Site		0	80.	1.26	9									440,569						440,600	

Total AC/HA: 0.10002 | Total SF/SM: 4357 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 440,569 | Spl Credit | Total: 440,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	6 - Wood Shingle		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.01119852
Adj $ / SQ:	177.465
Other Features:	89779
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377179
Depreciation:	70155
Depreciated Total:	307023

COMMENTS

SCUTTLE OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2010
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

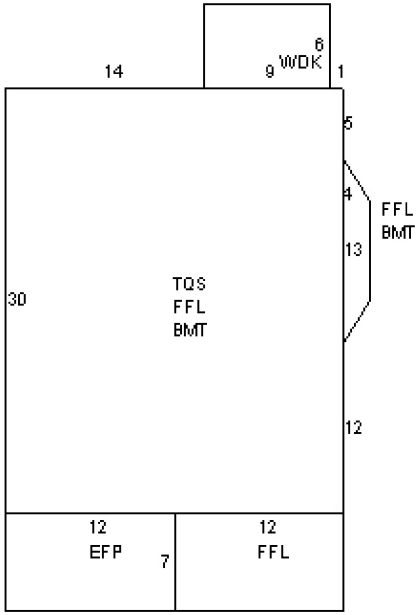
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.47
Special Features:	0	Val/Su Net:	136.93
Final Total:	307000	Val/Su SzAd	225.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	824	177.470	146,231
BMT	Basement	740	53.240	39,397
TQS	3/4 Story	540	177.470	95,831
EFP	Enclos Porch	84	60.300	5,065
WDK	Deck	54	16.180	874
Net Sketched Area:		2,242	Total:	287,398
Size Ad	1364	Gross Are	2422	FinArea 1364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

142.0-0005-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: